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TOWN PLANNING LTD

June 2024

Description: First floor extension over the existing single storey garage and a two storey extension to create an annexe.

Address: High Royd House, High Royd Lane, Hoyland, Barnsley, S74 9NW

Introduction

High Royd House is a detached dwelling in the Green Belt. The occupants have a farming business with livestock. The farm buildings are within the land outlined blue on the submitted location plan.

This application seeks consent to add a first floor over the existing garage and a two-storey extension. The proposed extensions would create an annexe for a family member.

The proposal allows for one of the family members to continue to reside at the property but have their own personal space. By continuing to live at High Royd House, the family member can be within sight and sound of the livestock and provide care and support for their parent.

The annexe would have its own self-contained facilities. Gardens, garaging and parking would stay as shared between family members.

Layout

At ground floor, the annexe has a room that is proposed to be used as a spare room or study. This room is to be used by all family members and for visiting friends and family. At first floor is a bedroom and an open plan kitchen/living/diner leading onto a raised terrace.

The proposed plans include a 1.8m high screen along the north side of the terrace to protect the privacy of adjacent occupiers.

Green Belt Considerations

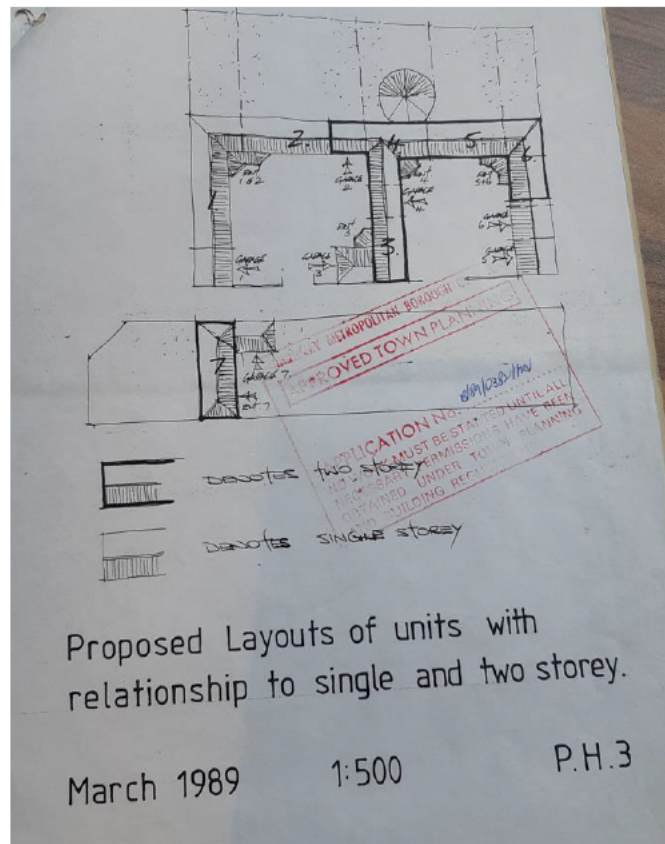
Paragraph 154 of the NPPF states that new buildings are inappropriate unless they meet one of the listed exceptions. The relevant exception to this application is:

- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

High Royd House was granted planning permission in 1991 under planning reference B/90/0819/HN. The existing property is the original building. There have been no extensions. The granted site layout is shown below.



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Volumes are shown on the accompanying plans. The proposal would result in a 32% addition to the original building.

Should the LPA have any queries, please do not hesitate to contact me.

Yours sincerely

Elizabeth Maw BA(Hons) DipTP MRTPI

Maw Town Planning Ltd